

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, September 13, 2007

**Regular Meeting**

**Members present:** Steve Jansen, Tim Hastings, Gary Johnson, Fred Kobylinski, George Loumos, Michael Ramig, Mark Soine. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second George Loumos to accept the minutes from the Regular Meeting of the Planning Commission on August 9, 2007. All ayes. Motion carried.

- **Public Comments**

Floor was opened for public comments.

Sherry Degerman, 1505 92<sup>nd</sup> St. Unit 38 – Ms. Degerman is the president and treasurer of the Village Homes of Park Ridge Condominiums, here representing 78 homeowners in the complex. She read a statement taking issue with the change in the signage on 90<sup>th</sup> Street to include the word RENTALS in huge red capital letters. Her contentions include:

1. All declarations related to the condominiums states the area is known as Village Homes of Park Ridge (not Village Rentals).
2. Homeowners purchased their condos relying on the fact that the signage would remain as originally displayed.
3. Changing the verbiage on the 90<sup>th</sup> St. sign changes the circumstances from which the condos were purchased.
4. There is now a larger number of rental units in the complex than the homeowners were told would be allowed.
5. There is concern that the perceived value of the properties is at stake.

Bottom line, the current homeowners within the complex do not want a sign change as will be proposed per the meeting agenda. A copy of the statement read by Ms. Degerman was submitted to the PC, along all the various exhibits referenced in the statement. Also submitted was a signed petition listing the complaints.

Other comments included:

Mary Pavlat, 92<sup>nd</sup> St. Unit 35 – The overall atmosphere is degrading as more units are rented. She felt misinformed when she made her purchase.

Robert Berres, Unit 12 – Pool area is disrupted due to renter's parties. Also felt misinformed when making purchase.

LeRoy Roberts, 1511 92<sup>nd</sup> St. Unit 63 – Feels the large number of rental units has a negative effect on the value his condo. He was led to believe there would only be a few rentals.

Susan Norton, 1515 92<sup>nd</sup> St. Unit 40 – Was also led to believe there would be only a few rentals and most of those would be basically Johnson Wax executive types that required short term housing while conducting business in the area.

Barbara Berres, Unit 12 – Reiterated the comments above.

No further comments were offered. Floor was closed to public comments at 6:17 p.m.

- **Bauer Sign Company – 10400 Washington Avenue: Sign Approval for Grand Appliance; Conceptual/Preliminary/Possible Final Approval**

Plans were submitted for illuminated wall signage and a freestanding ID sign with time/temperature display. The proposed signage meets zoning requirements.

Motion Gary Johnson, Second George Loumos to grant approval for the proposed signage for Grand Appliance at 10400 Washington Avenue. Hastings, abstain. Johnson, aye. Kobylinski, aye. Loumos, aye. Ramig, aye. Soine, aye. Jansen, aye. Motion carried.

- **Village Homes at Park Ridge – 1501 92<sup>nd</sup> Street: Sign Approval for Condominium Complex; Conceptual/Preliminary/Possible Final Approval**

Frank Heister of Park Ridge Management, LLC requested sign approval for two new signs for the property. One is already in place and the other is proposed. The sign that is already in place clearly indicates that the units are available for rent.

It was indicated during the comment section that a large portion of the units are now rental units. There were some questions as to what was in the developer's agreement when it came to the rental issue. The PC chairman recommended that the Plan Commission hold this issue over for one month so the developer's agreement can be made available for review.

No action taken. Item will be held over until next month.

- **Power Plus Electric – 2040 Wisconsin Street: New Construction, Final Approval and Conditional Use Permit for Contractor Rental Units**

Erosion control and grading plans for the proposed building were received for review. The new building will be the same as the current building on the north side of the property. The plans appear to be acceptable, but a final review is required. An updated list of terms and conditions for conditional use were provided to the owner.

Motion Steve Jensen, Second Gary Johnson to grant final approval to Power Plus Electric for the proposed building at 2040 Wisconsin Street contingent on staff review and approval of the final plans and subject to the terms and conditions in the conditional use. All ayes. Motion carried.

- **Sunset Investors – 8601 Durand Avenue: Change of Ownership and Redevelopment / Modification to the former furniture store; Final Approval: Conditional Use for Lease of Tenant Space; Conceptual/Preliminary/Possible Final Approval**

Kendall Breunig has submitted the documents required by last month's meeting: DOT curb removal permit, a copy of utility easement and a stormwater management plan. Mr. Breunig indicated the parking lot expansion will be submitted at a later date. An updated copy of the terms and conditions for conditional use has been reviewed and accepted by Sunset Investors. It was again noted that any tenants would be required to get a conditional use permit to occupy the building. The parking would be discussed at that time.

Motion Tim Hastings, Second George Loumos to grant final approval to Sunset Investments for the building renovation plans at 8601 Durand Avenue contingent on the review and approval of the stormwater calculations by staff and subject to the terms and conditions included in the conditional use. All ayes. Motion carried.

- **Captain Ron's – 8505 Durand Avenue: Remodeling / Reconstruction Final Approval and Conditional Use Permit for an Indoor Skateboarding Park**

Final plans have been submitted for approval. There will be 64 parking spaces in the north lot. The lot will tie in with the adjacent Farm and Fleet parking lot. There will be 139 spaces in the south lot next to a detention pond. Surface runoff from the south lot will be directed to the pond. The south end of the lot will have a retaining wall with a dog-eared wooden fence on top. Lighting in the rear will be along the centerline of the lot and will not spill over on the adjacent properties. The existing pole-mounted sign will be re-used with new sign graphics within the sign cabinet. An updated copy of the terms and conditions for conditional use have been accepted by Ron Christensen.

There is a little more work to be done. The main concern is the rear parking lot and detention pond. Staff still needs to review the stormwater report - it appears there will be some minor changes that may affect the parking, however, the plans are close enough for approval.

Motion George Loumos, Second Mike Ramig to grant final approval to CB&RC Investments LLC for Captain Ron's Skateboarding Park at 8505 Durand Avenue contingent on staff approval of stormwater, site grading, landscaping and erosion control plans and subject to the terms and conditions listed in the conditional use. All Ayes. Motion carried.

- **Fountain Hall – 8505 Durand Avenue: Remodeling / Reconstruction Final Approval and Conditional Use Permit**

The final site plans submitted for Captain Ron's Skateboarding Park also apply to the proposed banquet hall. A separate copy of terms and conditions for conditional use was given to Chuck Beth for his review. Mark Janiuk noted that the approval is for the exterior of the business. A commercial plan review is still required for the interior of the building.

Motion Mike Ramig, Second Gary Johnson to grant final approval to CB&RC Investments LLC for Fountain Hall at 8505 Durand Avenue contingent on staff approval of stormwater, site grading, landscaping and erosion control plans and subject to the terms and conditions listed in the conditional use. Sign approval is included also. All Ayes. Motion carried

- **Renaissance Plaza, LLC – 930 Renaissance Blvd: New Construction; Preliminary/Conceptual Approval**

Andrew Bukacek submitted plans for a 15,000 ft<sup>2</sup> multi-tenant retail building on Lot 1 at the northwest corner of Washington Avenue and Renaissance Boulevard. The building will be the same design (color and material) as the retail building on adjacent Lot 3. The building will be able to house 6 to 8 tenants. There was a question concerning the proper address – Fred Kobylinski is to verify this.

Motion George Loumos, Second Gary Johnson to grant conceptual and preliminary approval to Andrew Bukacek for the proposed Renaissance Plaza building at 930 Renaissance Blvd. All ayes. Motion carried.

- **Big Shorty's Pizza – 9225 Durand Avenue: Conditional Use Permit for the Operation of a Pizzeria; Conceptual/Preliminary/Possible Final Approval**

Bruce Martin and Scot Larson have requested a conditional use permit to operate a pizzeria out of a building which was originally used for the same type of business. They have been before the DRC and everything is acceptable. The junk cars have been removed from the rear parking area and the lot will be striped. Minor interior work has been completed and there will be some trim work done on the outside. The owners have reviewed the terms and conditions of conditional use and have requested one change – hours on Friday and Saturday to be extended to 11:00 p.m.

Motion George Loumos, Second Mike Ramig to grant conditional use to Bruce Martin and Scot Larson for Big Shorty's Pizza at 9225 Durand Avenue, subject to the terms and conditions in the conditional use permit. All ayes. Motion carried.

- **RKB Enterprises – 2620 90<sup>th</sup> Street: Change of Ownership and Conditional Use to Operate a Machine Shop and Storage Facility; Conceptual/Preliminary/Possible Final Approval**

Mr. Ray Biddle, in addition to expanding his Racine R&B Grinding business to this location, will also lease storage space in the building. A list of terms and conditions for conditional use was given to the owner. Many of the items listed were based on Mr. Biddle's plans as listed in his letter to the Planning Commission dated May 30, 2007. The only item in question was Item. J with a time limit of one year. It is noted that Mr. Biddle could come before the PC to ask for an extension if necessary.

Motion Steve Jansen, Second George Loumos to change of ownership and conditional use to RKB Enterprises for a Machine Shop and Storage Facility at 2620 90<sup>th</sup> Street subject to the terms and conditions included in the conditional use permit. All ayes. Motion carried.

- **Sturtevant Center – 10351 Washington Avenue, Suites G&H**

**Snap Fitness, Suite G: Conditional Use and Sign Approval; Conceptual/Preliminary/Possible Final Approval**

Snap Fitness submitted plans for a 24 hour fitness facility in the tenant building on Washington Avenue. There will be two part-time employees that will work approximately 12 hours per week each. Members will have access 24 hours a day to exercise equipment, etc. via a security card. The facility will have security camera coverage. A copy of the terms and conditions were given to the owner. The signage, which was also included in the plans, is addressed in the terms and conditions.

Motion Gary Johnson, Second George Loumos to grant conditional use and sign approval to Jim Lagoon doing business as Snap Fitness at 10351 Washington Avenue, Suite G, subject to the terms and conditions for conditional use. All ayes. Motion carried.

**What's for Supper, Suite H: Conditional Use and Sign Approval; Conceptual/Preliminary/Possible Final Approval**

What's for Supper, LLC submitted plans for a meal preparation kitchen in the tenant building on Washington Avenue. Business name will be Dinners by Design, which will offer a variety of menu items each month which can be assembled, packaged, labeled and taken home by registered clients. They will also offer pre-assembled entrees that are ready for pickup as well as delivery services. A copy of the terms and conditions were given to the owner. The signage is addressed in the terms and conditions. It was also noted that approval will need to go through the Health Department.

Motion Gary Johnson, Second George Loumos to grant conditional use and sign approval to What's for Supper LLC doing business as Dinners by Design at 10351 Washington Avenue, Suite H, subject to the terms and conditions for conditional use. All ayes. Motion carried.

- **Lydia Group Home – 10101 Durand Avenue: New Construction of a Youth Group Home; Final Approval**

Lydia Group Homes submitted final plans for a new building to replace the current structure on Durand Avenue. The new building will be a one story commercial type structure which will initially be used as a group home. The building plan is still designed to accommodate office space if needed. It was noted that the parking area is small, and although it will accommodate the LGH staff, it may limit the type of business that could be located on the property. In addition, it was noted the property drops off substantially in the rear, and that the Planning Commission suggests there needs to be some consideration with respect to grading, for future planning purposes. A copy of the terms and conditions has been submitted to LGH.

Motion George Loumos, Second Steve Jansen to grant final approval to Lydia Group Home, LLC to demolish the current building and construct a new building at 10101 Durand Avenue contingent on satisfying staff review and comments concerning grading and subject to the terms and conditions included in the conditional use permit. All ayes. Motion carried.

**Adjournment** – Motion to adjourn. All ayes. Motion carried. Meeting adjourned at 8:27 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission